

**Office of Assistant Secretary for Housing, HUD**

**§ 200.20**

**ELIGIBLE MORTGAGOR**

**§ 200.5 Eligible mortgagor.**

The mortgagor shall be a natural person or entity acceptable to the Commissioner, as limited by the applicable section of the Act, and shall possess the powers necessary and incidental to operating the project.

**§ 200.6 Employer identification and social security numbers.**

The requirements set forth in 24 CFR part 5, regarding the disclosure and verification of social security numbers and employer identification numbers by applicants and participants in assisted mortgage and loan insurance and related programs, apply to these programs.

**ELIGIBLE MORTGAGEE**

**§ 200.10 Lender requirements.**

The requirements set forth in part 202 of this chapter regarding approval, recertification, withdrawal of approval, approval for servicing, report requirements and conditions for supervised mortgagees, nonsupervised mortgagees, investing mortgagees, and governmental and similar institutions, apply to these programs.

[62 FR 20081, Apr. 24, 1997]

**§ 200.11 Audit requirements for State and local governments as mortgagees.**

Requirements set forth in 24 CFR part 44, Non-Federal Governmental Audit Requirements, apply to State and local governments (as defined in 24 CFR part 44) that receive mortgage insurance as mortgagees.

**ELIGIBLE MORTGAGE**

**§ 200.15 Maximum mortgage.**

Mortgages must not exceed either the statutory dollar amount or loan ratio limitations established by the section of the Act under which the mortgage is insured, except that the Commissioner may increase the dollar amount limitations:

(a) By not to exceed 140 percent, in any geographical area in which the Commissioner finds that cost levels so require; and

(b) By not to exceed 140 percent, or 170 percent in high-cost areas, where the Commissioner determines it necessary on a project-by-project basis.

[69 FR 10107, Mar. 3, 2004]

EFFECTIVE DATE NOTE: At 73 FR 17239, Mar. 31, 2008, § 200.15 was revised, effective Apr. 30, 2008. For the convenience of the user, the revised text is set forth as follows:

**§ 200.15 Maximum mortgage.**

Mortgages must not exceed either the statutory dollar amount or loan ratio limitations established by the section of the Act under which the mortgage is insured, except that the Commissioner may increase the dollar amount limitations:

(a) By not to exceed 170 percent, in any geographical area, in which the Commissioner finds that cost levels so require; and

(b) By not to exceed 170 percent, or 215 percent in high-cost areas, where the Commissioner determines it necessary on a project-by-project basis.

**§ 200.16 Project mortgage adjustments and reductions.**

The principal amount computed in accordance with the applicable section of the Act for the insured mortgage shall be subject to additional adjustments and reductions in accordance with terms and conditions established by the Commissioner.

**§ 200.17 Mortgage coverage.**

The mortgage shall cover the entire property included in the project.

**§ 200.18 Minimum loan prohibition.**

A mortgagee may not require that the mortgage exceed a minimum amount established by the mortgagee, as a condition of providing a loan secured by a mortgage insured under this part.

**MISCELLANEOUS PROJECT MORTGAGE INSURANCE**

**§ 200.20 Refinancing insured mortgages.**

An existing mortgage insured under the Act, or an existing mortgage held by the Secretary that is subject to a mortgage restructuring and rental assistance sufficiency plan under the Multifamily Assisted Housing Reform and Affordability Act, 42 U.S.C. 1437f